



## Town House with Garden, Garage and Outbuildings - €125530



### Agent Info

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Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 145,046.55

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruffec
Postcode:	16700
Geplaatst:	22-04-2025

### Omschrijving:

Situated in the centre of town, a stone's throw from shops, schools and all amenities, this charming three-storey house offers a unique living environment with views of the chateau. The property comprises three spacious bedrooms all on one floor. A garage with space for 2 cars, a basement, a convertible attic and outbuildings complete the property, offering additional space to suit your needs.

You will also enjoy a private garden, with a superb 76-year-old lime tree, a truly charming and historic feature. The house has gas central heating and is connected to mains drainage. Renovation work is required to bring the property up to date and realise its full potential.

### Ground floor

- Corridor / Entrance (17.3m<sup>2</sup>): carpeted
- Living room (24.1m<sup>2</sup>): wooden floor, fireplace
- Dining room (32.15m<sup>2</sup>): wooden floor, fireplace
- WC (1.7m<sup>2</sup>): wooden floor, washbasin
- Corridor (1.7m<sup>2</sup>): tiled floor
- Kitchen (17.92m<sup>2</sup>): tiled floor, simple
- Room 2 / Utility room (10.3m<sup>2</sup>): tiled, access by stairs to basement

### First Floor

- Landing (7.98m<sup>2</sup>): parquet flooring



- Bedroom 1 (13.4m<sup>2</sup>): parquet floor
- Bedroom 2 (14.14m<sup>2</sup>): parquet floor
- Bedroom 3 (22.87m<sup>2</sup>): parquet flooring
- Bathroom (10.15m<sup>2</sup>): lino, WC, bidet, bath, washbasin
- Convertible attic (approx. 60m<sup>2</sup>): 4 windows and 2 Velux windows
- Basement
- Cellar
- Boiler room
- WC and urinal
- Room: parquet floor, access to Room 2
- Room to renovate
- 2nd cellar further down, garage area with space for 2 cars
- Outside
- Garden
- All on a surface area of 582m<sup>2</sup>

## Algemeen

Slaapkamers:	3
Badkamers:	1
Afgewerkte vierkante meter:	173 m <sup>2</sup>
Lot Afmeting:	582 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	7
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## Building details

Aantal verdiepingen:	1
Orientation:	N

## Lease terms

Date Available:

## Additionele informatie

Virtual tour URL: <https://youtu.be/>

## Contact information

IMLIX ID: IX7.344.837



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